



**Public Works Department**

555 Liberty Street SE / Room 325 • Salem OR 97301-3513 • Phone 503-588-6211 • Fax 503-588-6025

November 2, 2022

Thomas Eldridge  
126 NE Alberta Street Suite 202  
Portland OR 97211

**SUBJECT: Wetland Land Use Notification: 5205 Battle Creek Road SE  
Permit # 22-116522-PLN**

Tax lot 083W140000300 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute 227.350(5)* allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

- Providing written notice to the applicant and landowner of the possible presence of wetlands on your property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.

Jason Valyou  
Program Coordinator

JP\F:\Common\PAC\DevSvesLandUse\22-116522-PLN\_5205 BATTLE CREEK ROAD SE\WLUN\WLUN Letter\_22-116522-PLN.doc

Enclosures: GIS Map; Site Map; Wetland Land Use Notification Form  
cc: Zachary Diehl, Natural Resource Program Coordinator  
File

**Transportation and Utility  
Operations**

1410 20<sup>th</sup> Street SE / Building 2  
Salem OR 97302-1209  
Phone 503-588-6063  
Fax 503-588-6480

**Parks Operations**

1460 20<sup>th</sup> Street SE / Building 14  
Salem OR 97302-1209  
Phone 503-588-6336  
Fax 503-588-6305

**Willow Lake Water Pollution  
Control Facility**

5915 Windsor Island Road N  
Keizer OR 97303-6179  
Phone 503-588-6380  
Fax 503-588-6387



## Wetland Land Use Notification

### OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

\* Required Field (?) Tool Tips

### Responsible Jurisdiction

\* ☒ City of ☐ County of Municipality\* Date\*  
Salem 11/1/2022

### Staff Contact

First Name\* Last Name\*  
Jason Valyou  
Phone\* Email\*  
15035886211 jvalyou@cityofsalem.net

### Applicant

First Name\* Last Name\*  
Thomas Eldridge

Applicant Organization Name  
(if applicable)

#### Mailing Address\*

Street Address

126 NE Alberta Street Suite 202

Address Line 2

City

Portland

Postal / Zip Code

97211

State

OR

Country

USA

Phone Email (?)  
360-635-8073 thomas@communitydevpartners.com

Is the Property Owner name and address the same as the Applicant?\*

☐ No ☒ Yes

### Activity Location

**Township \*** (?)

08S

**Range \*** (?)

03W

**Section \*** (?)

14

**Quarter-quarter Section** (?)

**Tax Lot(s) \***

00300

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

**Address**

Street Address

5205 Battlecreek Road SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State

OR

Country

USA

**County \***

Marion

**Adjacent Waterbody**

Hydric Soils, Ditch, Wetland

Chanel, unnamed creek

**Proposed Activity**

Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

**Local Case File # \*** (?)

22-116522-PLN

**Zoning**

RM2

**Proposed**

☒ Building Permit (new structures)

☒ Grading Permit

☒ Site Plan Approval

☐ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☒ Subdivision

**Applicant's Project Description and Planner's Comments: \***

Proposed 129-unit multiple family residential development with associated off-street parking, common open space, and site improvements.

**Required attachments with site marked: Tax map and legible, scaled site plan map. (?)**

22-116522-PLN\_Plans.pdf

30.13MB

22-116522-PLN\_Tax Lot Map.pdf

1.27MB

22-116522-PLN\_LWI Map.pdf

11.7MB

**Additional Attachments**

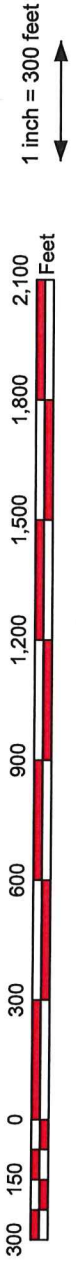
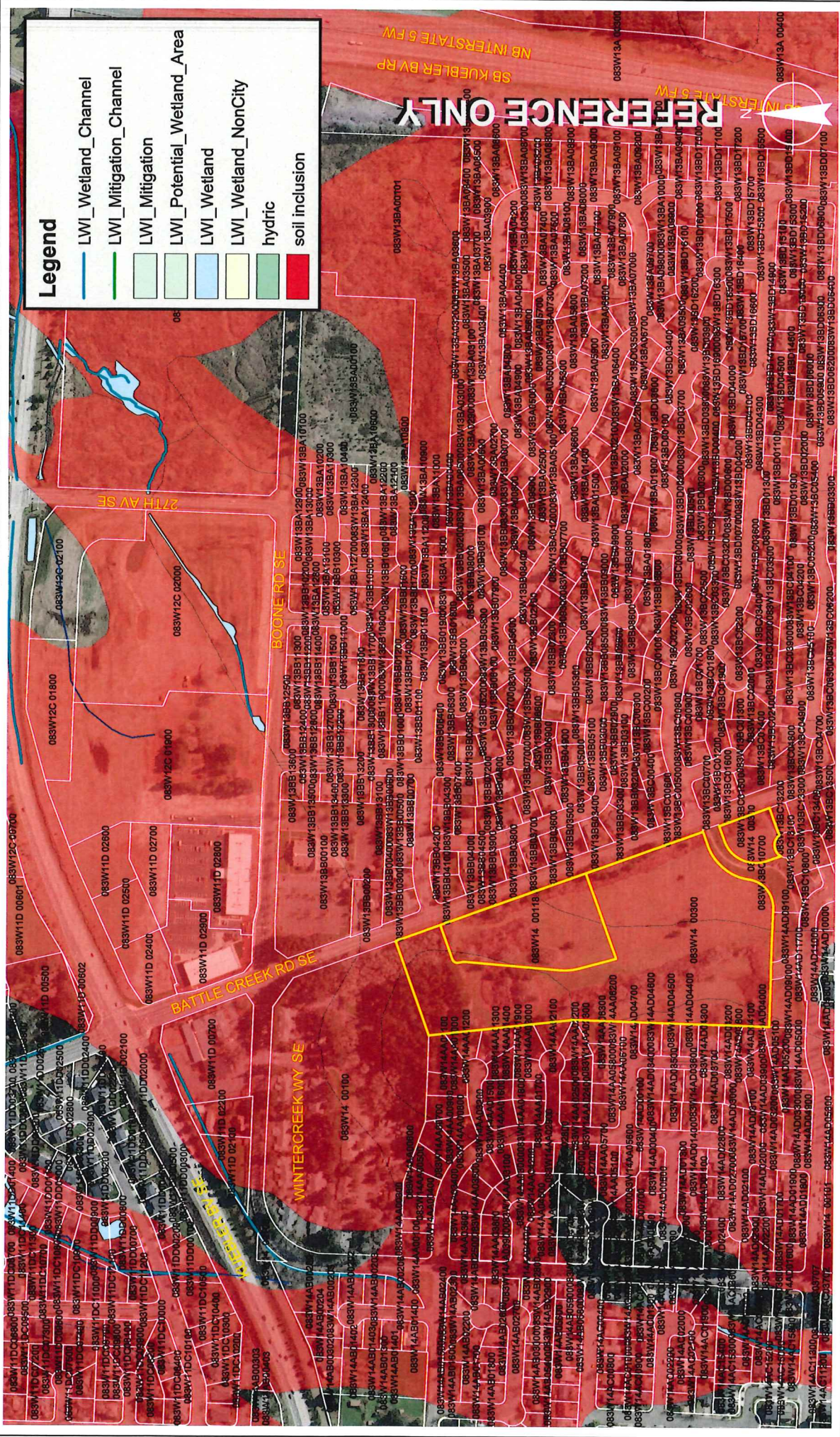
**Date**

11/1/2022



# Legend

- LWI\_Wetland\_Channel
- LWI\_Mitigation\_Channel
- LWI\_Mitigation
- LWI\_Potential\_Wetland\_Area
- LWI\_Wetland
- LWI\_Wetland\_NonCity
- hydic
- soil inclusion



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08 3W 14  
SALEM



MARION COUNTY, OREGON  
SEC 14 T8S R3W W.M.  
SCALE 1" = 400'

LEGEND

LINE TYPES

- Historical Boundary
- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Boundary
- Waterline - Taxlot Boundary
- Waterline - Non Boundary
- Historical Boundary
- Easement
- Railroad Centerline
- Taxcode Line
- Map Boundary
- Waterline - Non Boundary

CORNER TYPES

- + 1/4 Section Cor.
- 16, 15
- 21 22
- 1/16TH Section Cor.
- DLC Corner

NUMBERS

Tax Code Number  
00 00 0

Acreage  
0.28 AC

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127

DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY



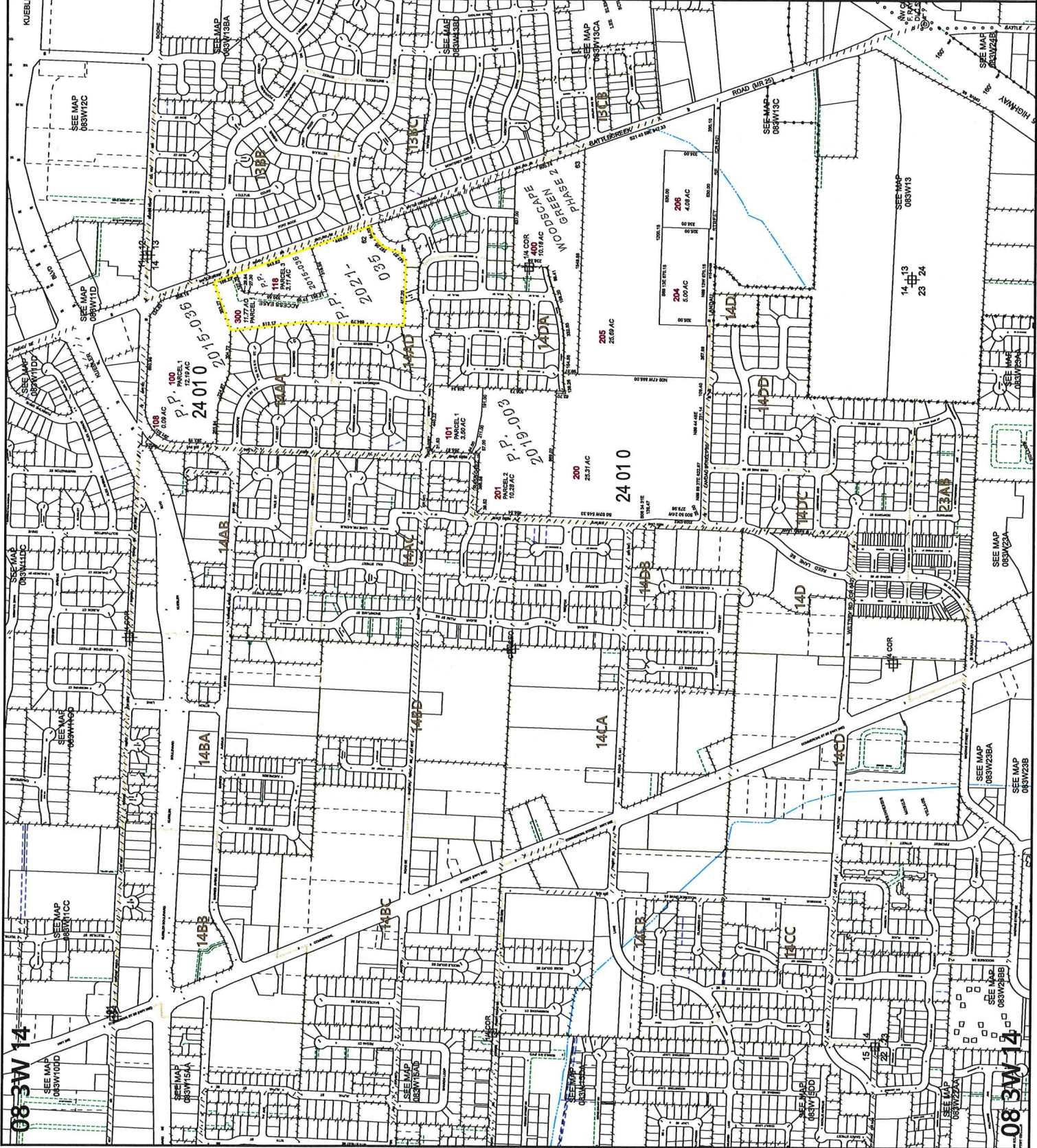
Assessors Office  
Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
WWW.CO.MARION.ORG

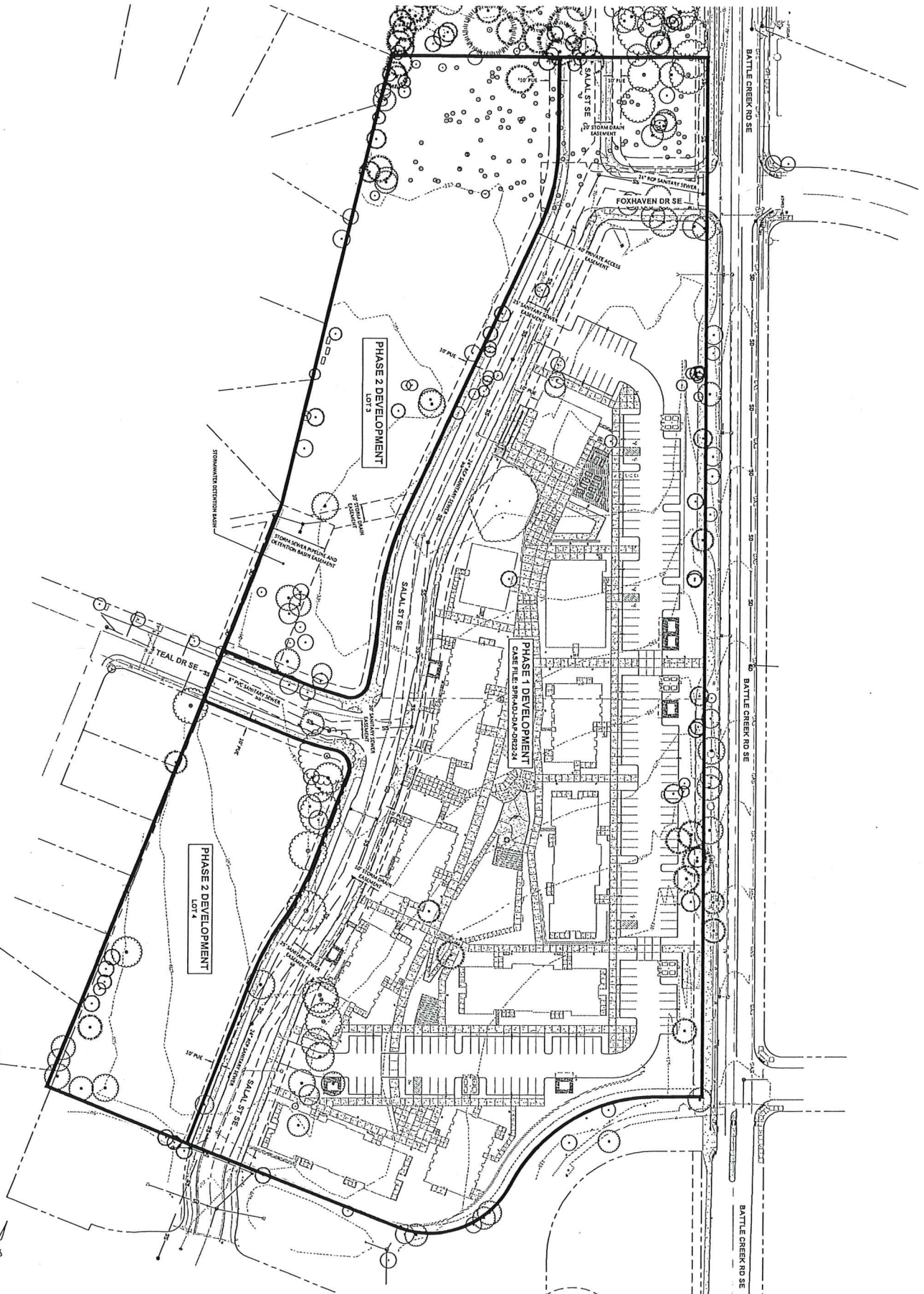
PLOT DATE: 6/11/2021

SALEM

08 3W 14



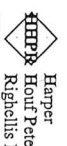




CDP SALEM -  
PHASE 2

Job Number: 22546  
PARCELS 3 & PARCEL 4  
SALEM, OR

Community  
Development  
Partners



Harper  
Hunt Peter  
Righelisi

SITE PLAN REVIEW  
ISSUE  
DRAWING:  
EXISTING CONDITION  
PLAN

C100

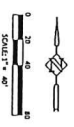
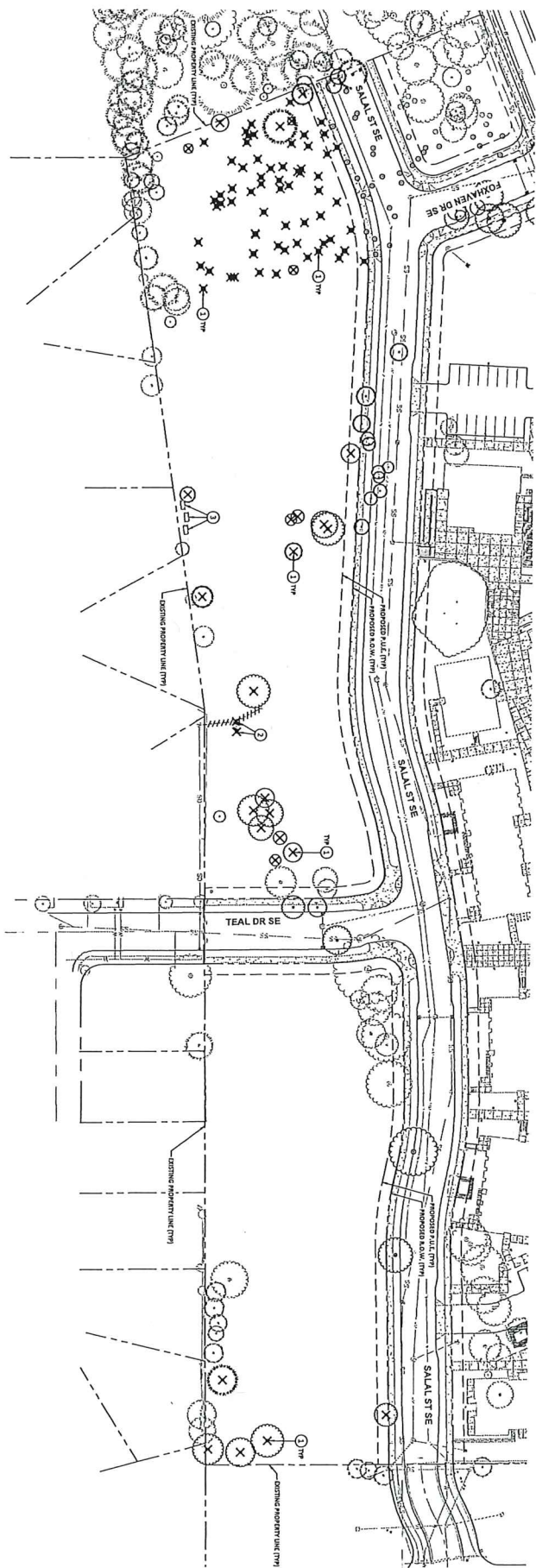






- CONSTRUCTION NOTES:
- 1) REMOVE TREE
  - 2) REMOVE CATCH BASIN AND ASSOCIATED STORM PILE
  - 3) REMOVE PLANTING ISLES

- LEGEND:
- (X) TREE TO BE REMOVED
  - X DRAINAGE STRUCTURE TO BE REMOVED
  - UTILITY TO BE REMOVED



Sheet No:  
**C110**

SITE PLAN REVIEW 08.03.20  
ISSUE  
DATE  
Drawing:  
SITE DEMOLITION PL

**Harper**  
**HHP** Houff Peter  
Rignellis I  
Architects  
1111 1/2 Street NE  
Suite 200  
Portland, OR 97232  
Phone: (503) 227-1111  
Fax: (503) 227-1111

**Community**  
**Development**  
**Partners**

Job Number: 22041  
PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALAL DR

CDP SALEM -  
PHASE 2



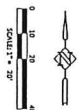
**Scott**  
**Edwards**  
**Architecture**  
2555 E Burnside St.  
Portland, OR 97234  
503.254.3420  
scott@scottedwards.com



**GENERAL NOTES:**

- [illegible]

1. REFER TO PLANTING PLANS FOR TREE AND PLANTING DETAILS.
2. REFER TO C400 SHEET SERIES FOR STORM SEWER DETAILS.
3. REFER TO C400 SHEET SERIES FOR SANITARY SEWER DETAILS.
4. REFER TO C500 SHEET SERIES FOR WATER DETAILS.



**Harper**  
**Houf Peter**  
**Righellis I**

Community Development Partners

Job Number: 2204;  
PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR

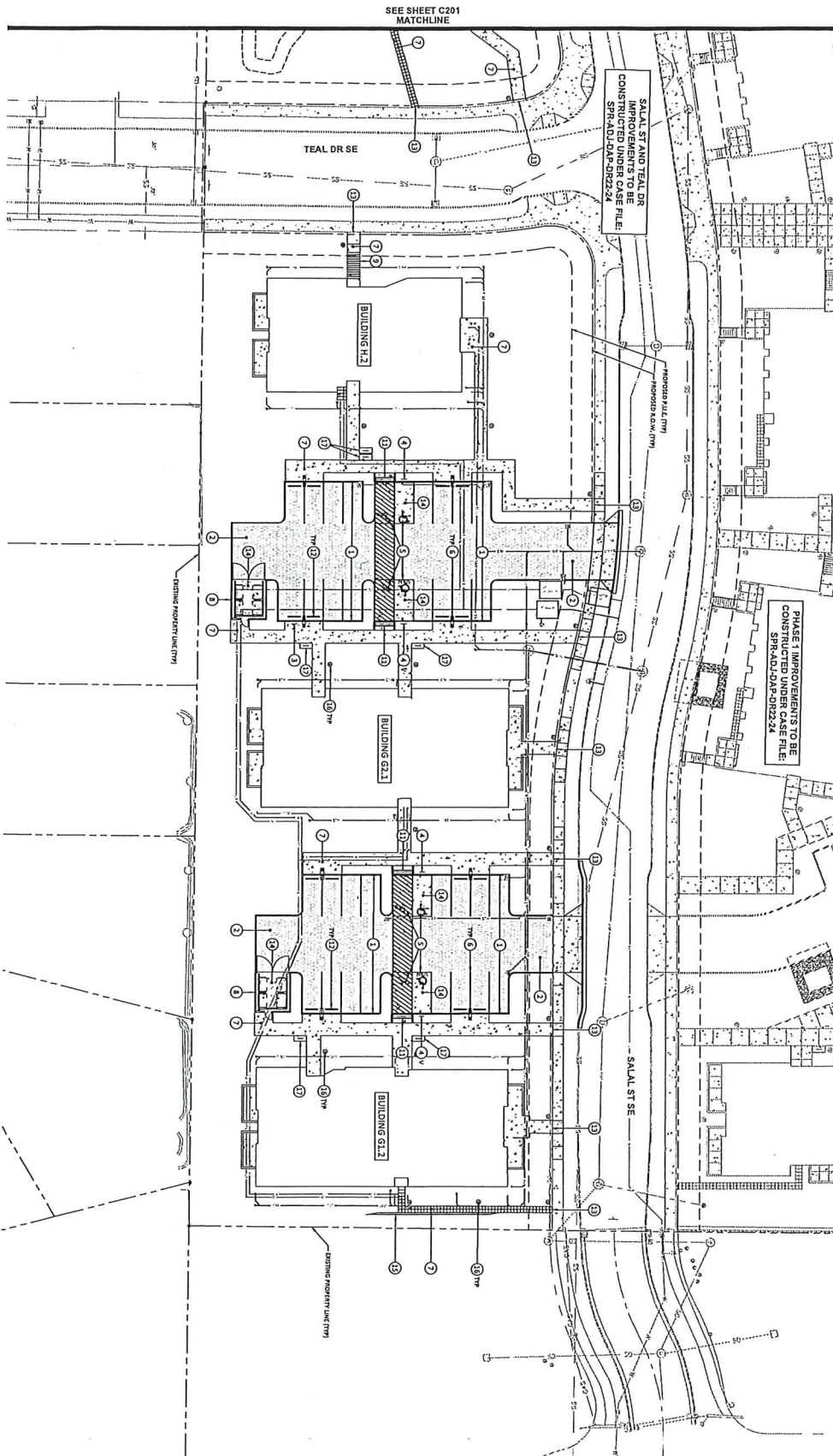
**Job Number:** 2204;

CDP SALEM -  
PHASE 2

**Scott  
Edwards  
Architectur-**

| ISSUE           | DATE |
|-----------------|------|
| CIVIL SITE PLAN |      |

C201

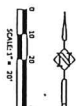


# CONSTRUCTION NOTES:

1. CONSTRUCT 18" DIA. CURB AND 18" DIA. CURB ON SHEET CDM.
2. CONSTRUCT 18" DIA. CURB AND 18" DIA. CURB ON SHEET CDM.
3. CONSTRUCT 18" DIA. CURB AND 18" DIA. CURB ON SHEET CDM.
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17. CONSTRUCT 18" DIA. CURB AND 18" DIA. CURB ON SHEET CDM.
18. CONSTRUCT 18" DIA. CURB AND 18" DIA. CURB ON SHEET CDM.
19. CONSTRUCT 18" DIA. CURB AND 18" DIA. CURB ON SHEET CDM.

# GENERAL NOTES:

1. REFER TO PLANNING PLANS FOR SITE AND PLANNING DETAILS.
2. REFER TO CONSTRUCTION PLANS FOR CONSTRUCTION DETAILS.
3. REFER TO CONSTRUCTION PLANS FOR CONSTRUCTION DETAILS.
4. REFER TO CONSTRUCTION PLANS FOR CONSTRUCTION DETAILS.



C202

SITE PLAN REVIEW  
ISSUE  
DATE  
DRAWING  
CIVIL SITE PLAN

Harper  
Hout Peter  
Ripheals I  
NORTH  
SOUTH  
EAST  
WEST  
NORTH  
SOUTH  
EAST  
WEST

Community  
Development  
Partners

Job Number:  
PARCEL 3 & PARCEL 4  
SALEM, OR

CDP SALEM -  
PHASE 2



Scott  
Edwards  
Architect  
2024





**ABBREVIATIONS**

|             |                |
|-------------|----------------|
| AC          | ADHANT CONCENT |
| AE          | ADHANT ENDO    |
| BE          | BEHINDING ENDO |
| BLW         | BOTTOM OF WALL |
| CE          | CEMENT         |
| CG/CT       | CORNER CUT     |
| CT          | CUTTING        |
| TOP OF CURB |                |
| TOP OF CURB |                |
| TV          | TELEVISION     |

|       |                          |
|-------|--------------------------|
| BC    | BOTTOM OF CURB           |
| BW    | BOTTOM OF WALL           |
| EG    | EXISTING GRADE           |
| FIC   | FINISHED FLOOR ELEVATION |
| FG    | FINISH GRADE             |
| G/GUT | GUTTER                   |
| TC    | TOP OF CURB              |
| TW    | TOP OF WALL              |

202

Job Number: PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR

2204  
JOB NUMBER: PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR

Community  
Development  
Partners

**Harper  
Houf Peters  
Righellis I**

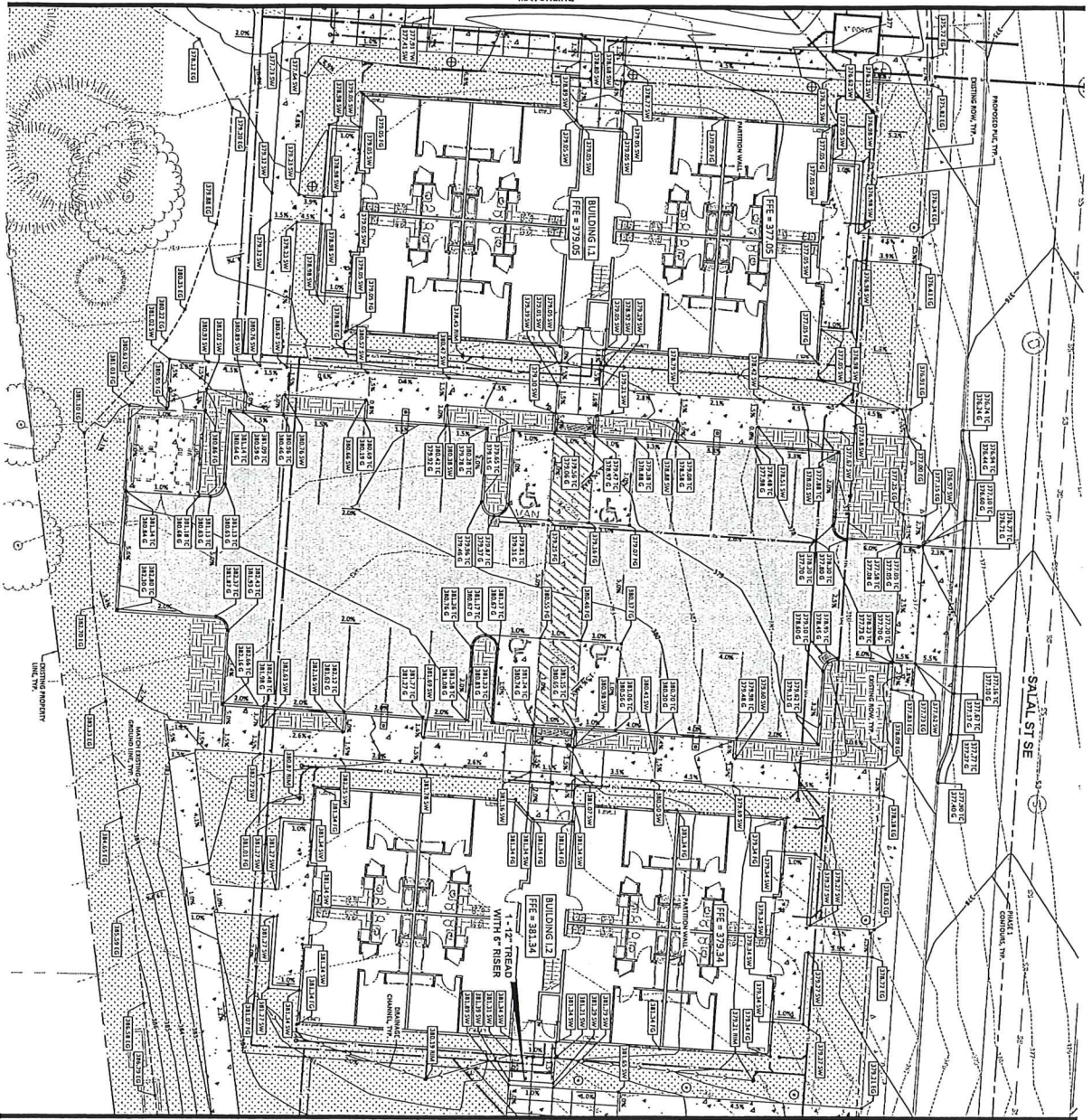
|                   |       |
|-------------------|-------|
| SITE PLAN REVIEW  | 08.08 |
| ISSUE             | DA    |
| Drawing:          |       |
| SITE GRADING PLAN |       |

Sheet No: \_\_\_\_\_

C221



SEE SHEET C221  
MATCHLINE



MATCHLINE  
SEE SHEET C223

- GENERAL GRADING NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEASIDE SPECIFICATIONS.
  2. ALL PROPOSED PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF SEASIDE SPECIFICATIONS.
  3. ALL CONSTRUCTION SHALL BE TO THE GRADE SHOWN ON THIS PLAN.
  4. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM SHOWN ON THIS PLAN.
  5. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM SHOWN ON THIS PLAN.
  6. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM SHOWN ON THIS PLAN.
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  9. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM SHOWN ON THIS PLAN.
  10. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM SHOWN ON THIS PLAN.
- ABBREVIATIONS**
- AC ASPHALT CONCRETE  
BW BOTTOM OF WALL  
FRT FINISHED FLOOR ELEVATION  
GEOT GEOTECHNICAL  
TOP OF DRAIN

CDP SALEM -  
PHASE 2

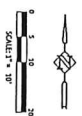
Job Number: 2245  
Parcel 3 & 4 Parcel 4  
Salal St SE

Community  
Partners

Harper  
Hout Peter  
Righelisi I

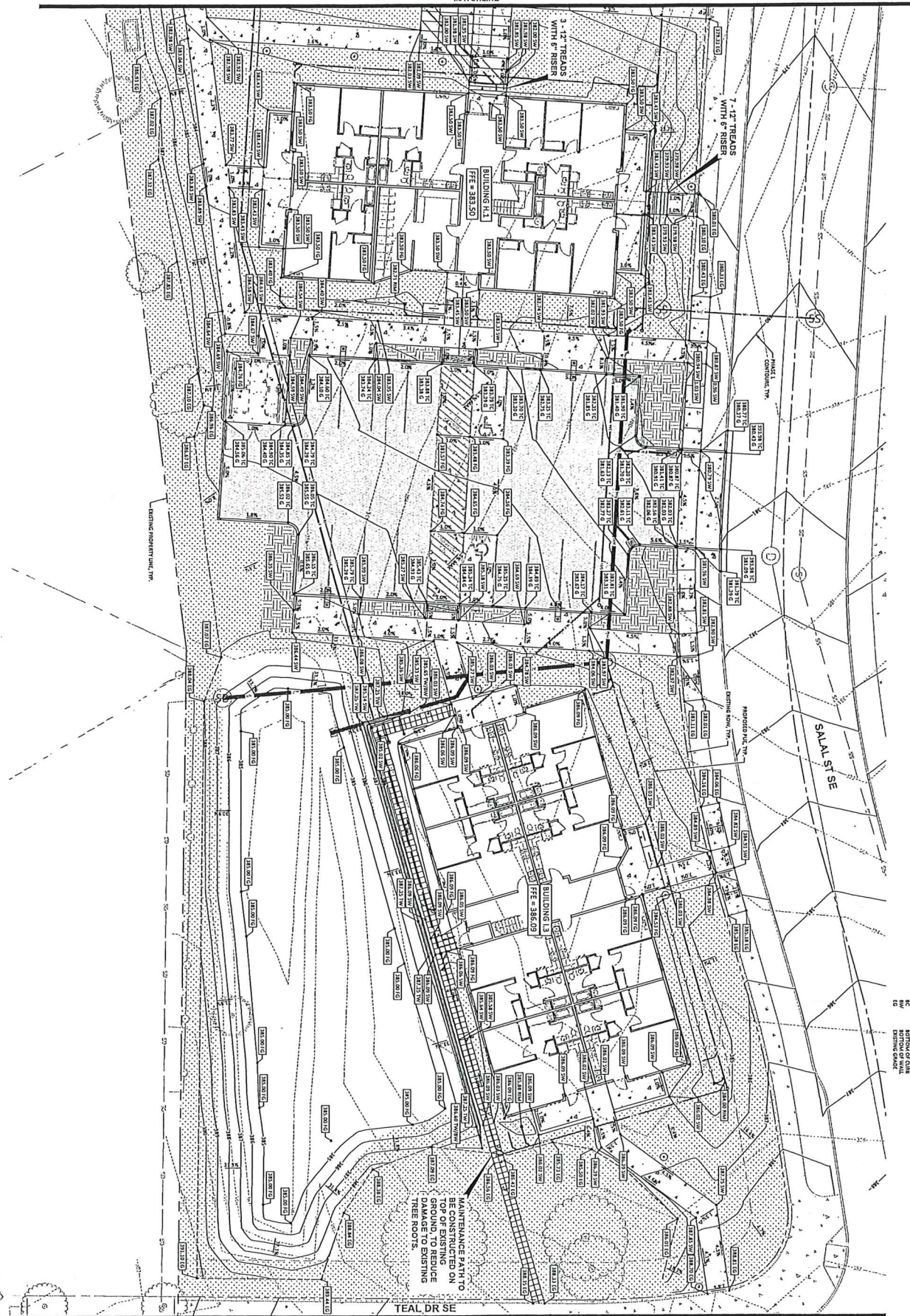
Scott  
Edwards  
Architect  
7035 E Burnside St.  
Portland, OR 97214  
503.234.3434  
www.seaarch.com

SITE PLAN REVIEW  
ISSUE  
DATE  
DRAWING  
SHEET NO.  
C222





CHLINE  
HEET C224



## GENERAL GRADING NOTES

1. ALL CURBS ARE TO HAVE 6" RECYCL UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF LANDSCAPE AND PLANTING AREAS.
3. ALL CONCRETED KIDWALL SHALL BE TO THE HIGHEST FINISHED FLOOR DETERMINED BY DESIGN.
4. RECYCL SHALL BE 10% OF TOTAL GRADING GRATE. RECYCL SHALL BE 10% OF TOTAL GRADING GRATE. RECYCLING SHALL BE 10% OF TOTAL GRADING GRATE. RECYCLING SHALL BE 10% OF TOTAL GRADING GRATE.

## ABBREVIATIONS

|    |                  |
|----|------------------|
| AC | ASPHALT CONCRETE |
| BC | BOTTOM OF CURB   |
| BD | BOTTOM OF WALL   |
| FW | FINISHED FLOOR   |
| FW | FINISHED FLOOR   |

| HC    | FINISH GRADE |
|-------|--------------|
| G/CUT | GUTTER       |
| TC    | TOP OF CURB  |
| TW    | TOP OF WALL  |

CDP SALEM -  
PHASE 2

Community  
Development  
Partners

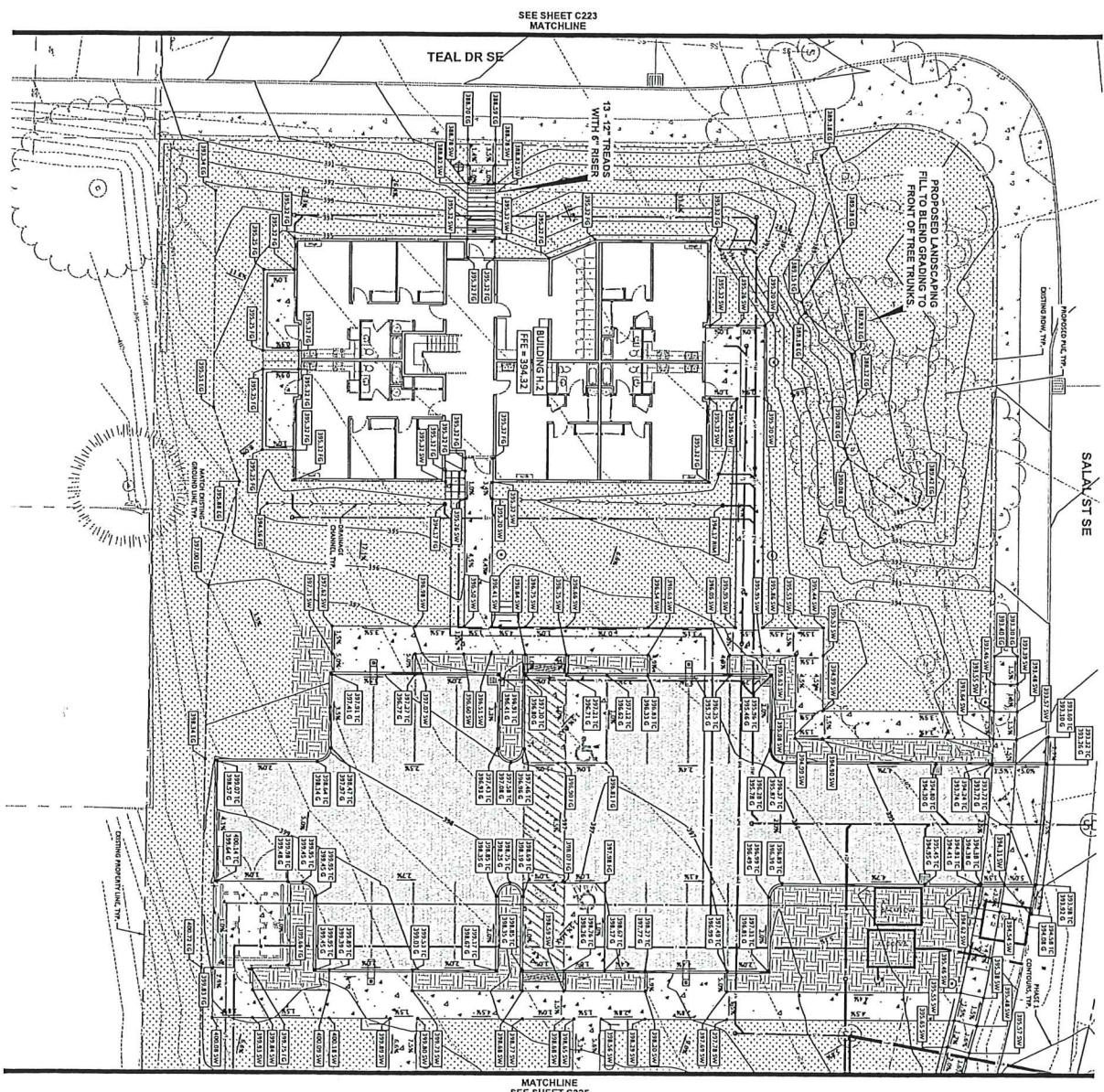
**Harper  
Houf Peters  
Righellis LLP**

225 N. GLENN STREET, SUITE 200  
ANN ARBOR, MI 48106-1001  
Tel: 313.963.1131 Fax: 313.963.1132  
www.harpers.com

|                   |          |
|-------------------|----------|
| SITE PLAN REVIEW  | 08.03.20 |
| ISSUE             | DA       |
| Drawing:          |          |
| SITE GRADING PLAN |          |

C223





SEE SHEET C223  
MATCHLINE

TEAL DR SE

SALMON ST SE

MATCHLINE  
SEE SHEET C225

- GENERAL GRADING NOTES**
1. ALL CORNERS ARE TO HAVE 6" RADIUS UNLESS OTHERWISE NOTED.
  2. SEE LANDSCAPE PLAN FOR DETAIL OF PLANTING AND IRRIGATION.
  3. ALL EXISTING AND PROPOSED DRIVEWAYS SHALL BE TO THE STREET ELEVATION UNLESS OTHERWISE NOTED.
  4. ELEVATIONS ON THE SITE SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
  5. ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
- ABBREVIATIONS**
- ASPHALT CONCRETE
  - CONCRETE
  - FINISHED GRADE
  - EXISTING GRADE
  - PROPOSED GRADE
  - TOP OF CURB
  - TOP OF DRAIN

**Scott Edwards Architects**  
2000 1st Avenue  
Seattle, WA 98101  
206.461.1234  
www.seaarch.com

**CDP SALEM - PHASE 2**

Job Number: 2204  
Parcel 3 & Parcel 4  
Battle Creek SE  
Salmon, OR

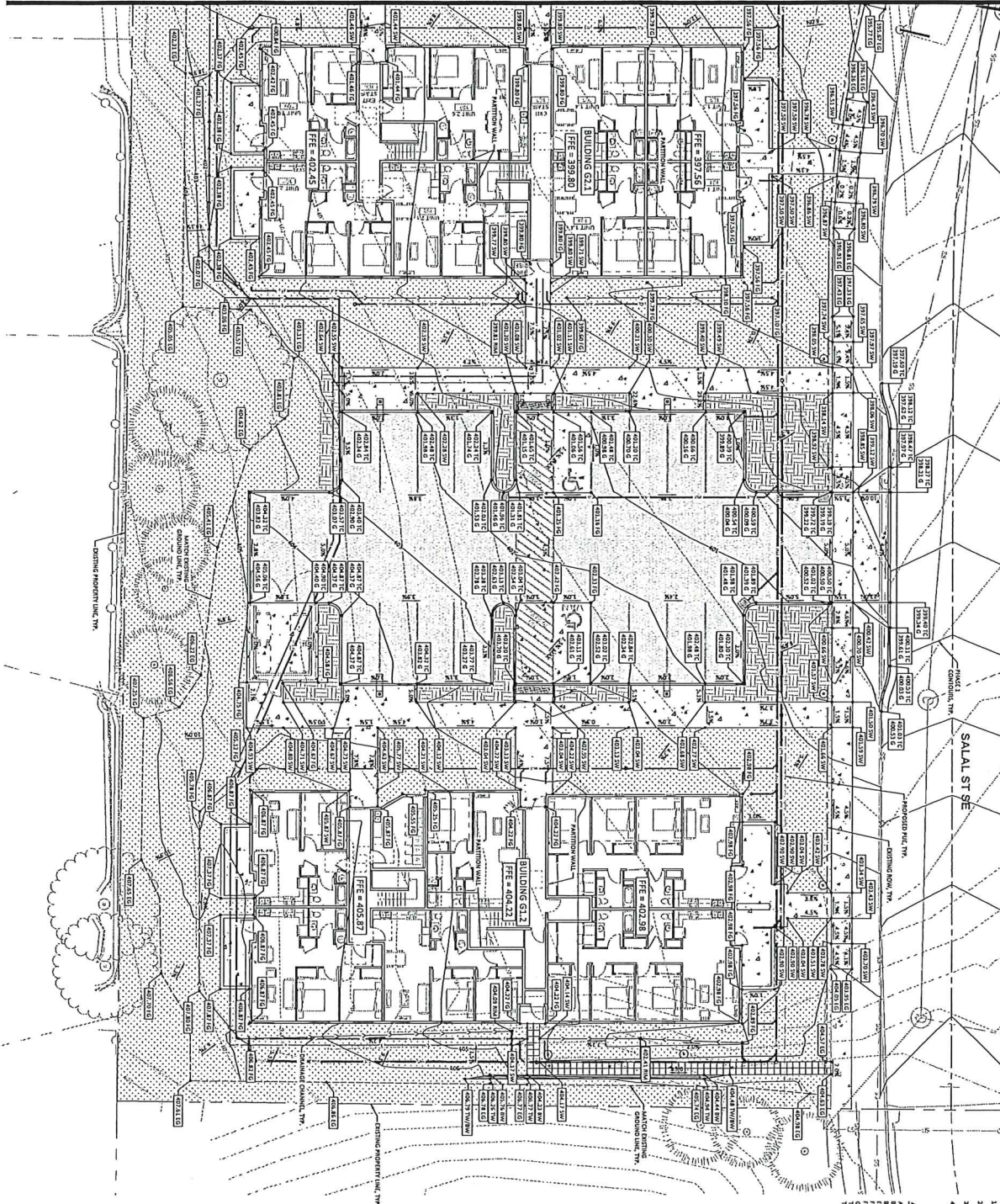
**Community Development Partners**

**Harper Hoult Peter Righelisi I**  
1111 1st Avenue  
Seattle, WA 98101  
206.461.1234  
www.hoult.com

Sheet No: **C224**  
SITE PLAN REVIEW 08.08.2024  
ISSUE: DAI  
DRAWING: SITE GRADING PLAN



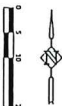
SEE SHEET C224  
MATCHLINE



- GENERAL GRADING NOTES**
1. ALL CONCRETE TO HAVE 2" REINFORCING CHAIRS.
  2. ALL CONCRETE SHALL BE 4000 PSI.
  3. ALL CONCRETE SHALL BE 4000 PSI.
  4. ALL CONCRETE SHALL BE 4000 PSI.
  5. ALL CONCRETE SHALL BE 4000 PSI.
  6. ALL CONCRETE SHALL BE 4000 PSI.
  7. ALL CONCRETE SHALL BE 4000 PSI.
  8. ALL CONCRETE SHALL BE 4000 PSI.
  9. ALL CONCRETE SHALL BE 4000 PSI.
  10. ALL CONCRETE SHALL BE 4000 PSI.

**ABBREVIATIONS**

AC - APPROXIMATE  
AD - ABOVE GRADE  
BE - BELOW GRADE  
FIN - FINISHED GRADE  
G - GRADE  
H - HATCH  
I - INTERIOR  
L - LANDSCAPE  
M - MATERIAL  
P - PARKING  
R - ROAD  
S - SIDEWALK  
T - TOP OF WALL



C225

SITE PLAN REVIEW  
DATE: 08.06.16  
ISSUE: 01  
DRAWING: 01  
SITE GRADING PLAN

Harper  
Houff Peter  
Rigbellis I  
ARCHITECTS  
1000 E. 10TH AVE.  
DENVER, CO 80202  
PHONE: 303.733.1111  
WWW.HARPERHOUFFPETER.COM

Community  
Partners

Job Number: 22041  
Project Name: CDP SALEM - PHASE 2  
Location: SALEM, OR



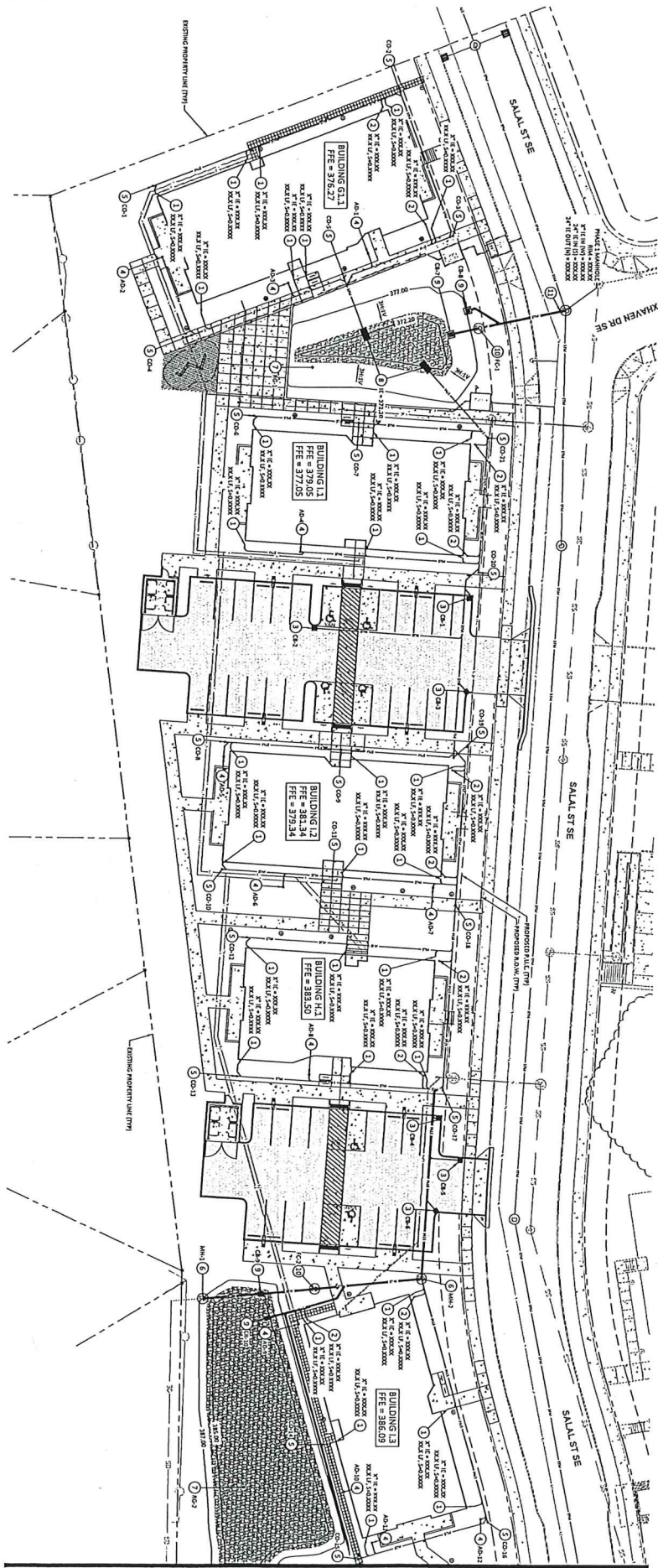
Scott  
Edwards  
Architect  
2035 E. BURMAN ST.  
PORTLAND, OR 97214  
503.254.2626  
www.seaarch.com



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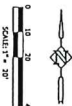
- CONTRACTOR SHALL CONFORM ALL ELEVATIONS WITH GRADING PLANS.
- PIPE LENGTHS ARE INDICATED FROM CENTER TO CENTER OF STRUCTURE. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATIONS ONLY; CONTRACTOR RESPONSIBLE FOR ALL QUANTITY FACTORS TO CONSTRUCT THE DESIGN ON FIELD DATA.
- NO BUILDING PERMITS FOR OTHER DRAINAGE PAVING OR PAVEMENT THEREON, CONSTRUCTION OF MATERIAL OTHER THAN TOPSOIL SHALL BE REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR WITHIN 5 FEET OF A BUILDING OR STRUCTURE ON LEFT SIDE OF ROAD. THE GRADING FOR SECTION 311.2 OF THE ROADWAY SHALL BE THE CLOSEST AVAILABLE TO THE EXISTING GRADING SURROUNDING EXISTING ROAD.
- ALL WYES AND ENDS SHALL BE WELDED TOGETHER FITTING.

Job Number: PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR





- 1 BUILDING ROOF DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA, REFERS TO PLUMBING PLANS FOR CONNECTION.
- 2 FOUNDATION ROOF DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA, SEE ARCHITECTURE VALUE SHEET C001, REFERS TO PLUMBING PLANS FOR CONNECTION.
- 3 INSTALL CATCH BASIN PER DETAILS ON SHEET C001. SEE THIS SHEET FOR DATA.
- 4 INSTALL ANTI-SIPHONIC RAIN DRAIN PER DETAILS ON SHEET C001. SEE THIS SHEET FOR DATA.
- 5 INSTALL TYPICAL DRAIN CATCHMENT PER DETAILS ON SHEET C001. SEE THIS SHEET FOR DATA.
- 6 CONNECT TO EXISTING FLOOR DRAIN PER DETAILS ON SHEET C001.

[illegible][illegible]

C302

SITE PLAN REVIEW 08.08.2011  
ISSUE DAY  
Drawing:  
STORM SEWER PLAN

**Harper**  
**Houf Peter**  
**Righellis I**

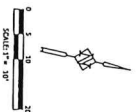
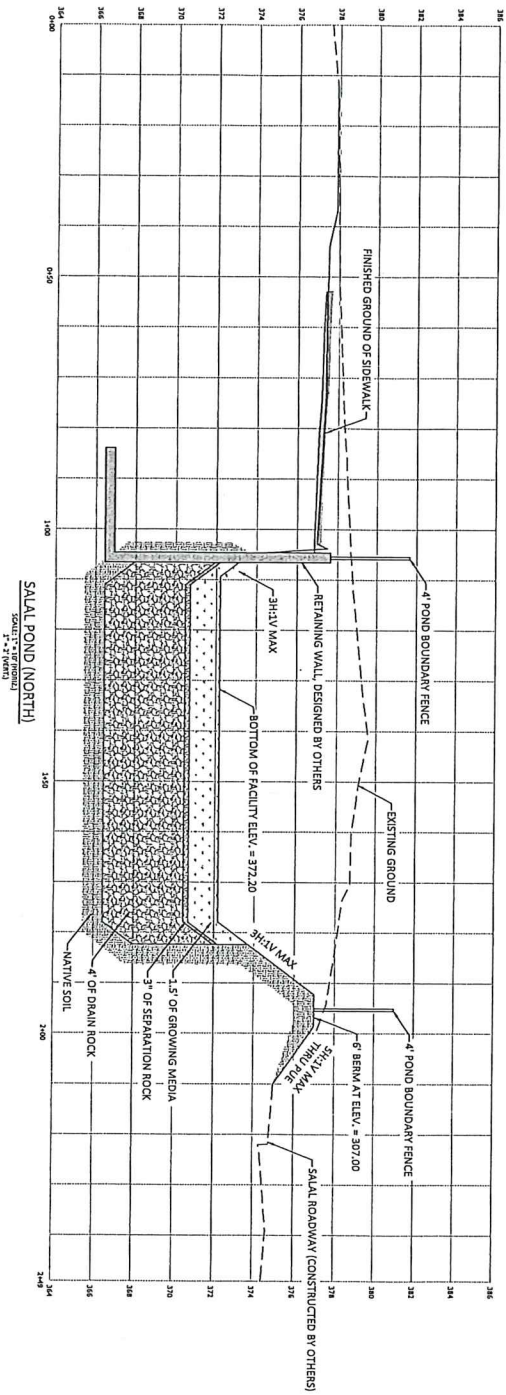
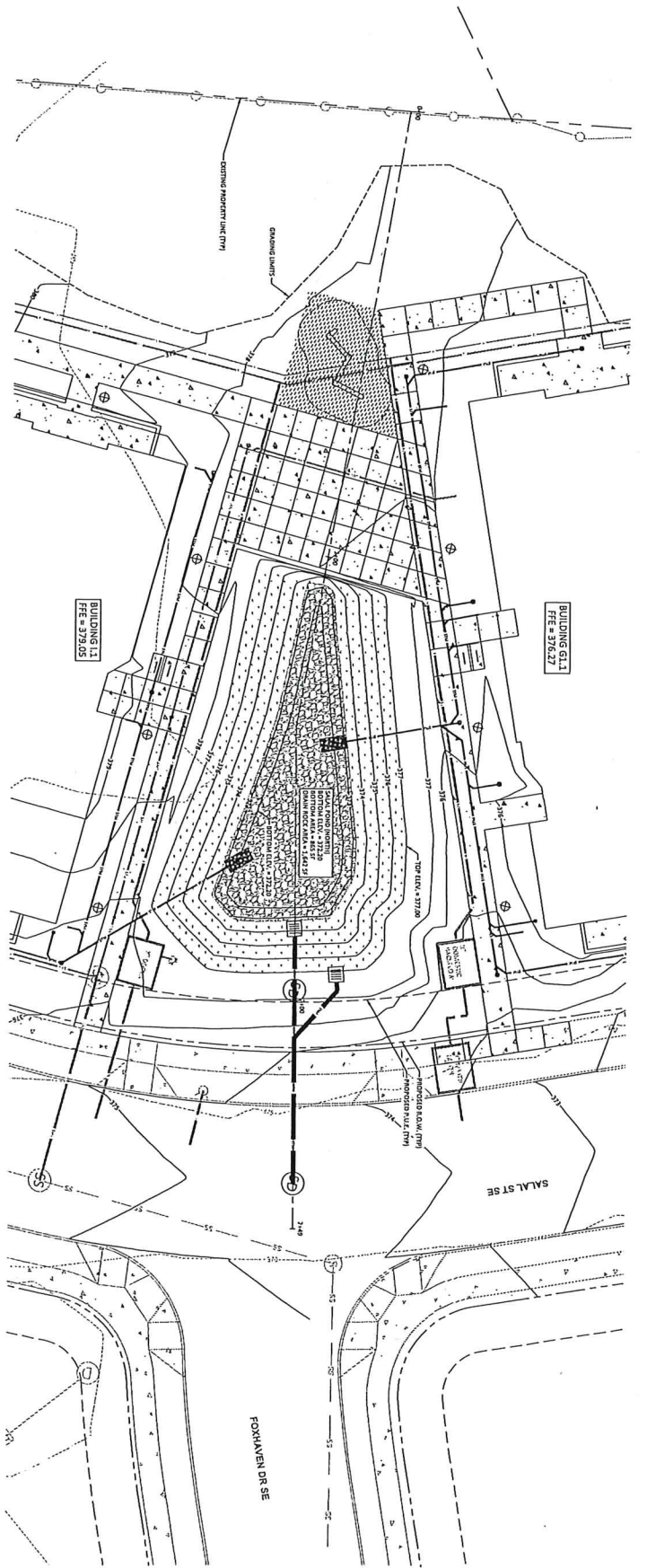
Community  
Development  
Partners

Job Number: 2204  
PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR

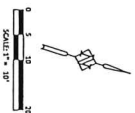
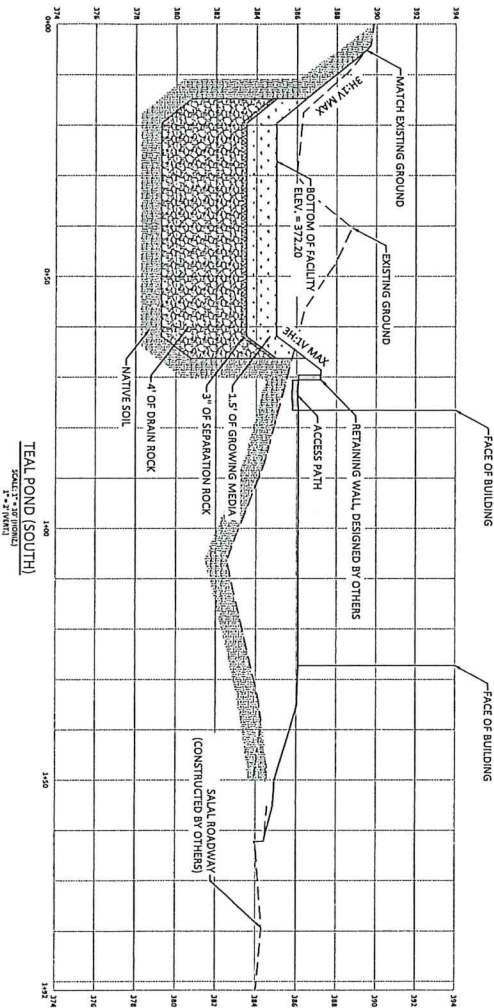
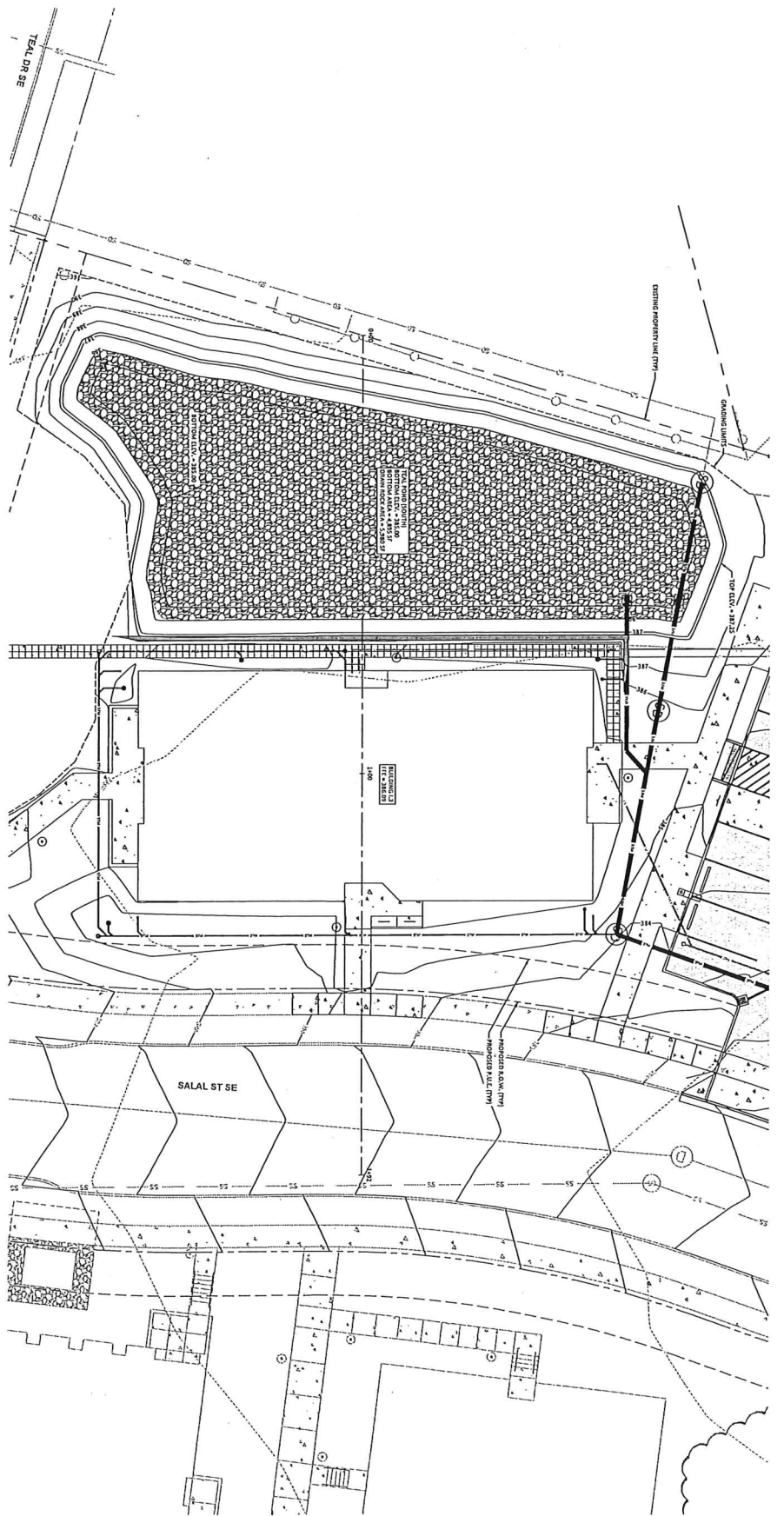
CDP SALEM -  
PHASE 2

**Scott  
Edwards  
Architectur**









C304

Sheet No:  
SITE PLAN REVIEW 08.08.17  
ISSUE: DAI  
Drawing: STORM FACILITY PLAN AND PROFILE

Harper  
Hout Peter  
Rignell's I  
ARCHITECTS  
1000 N. 10th St., Suite 100  
Portland, OR 97227  
Phone: (503) 251-1171 www.hprhpi.com

Community  
Development  
Partners

Job Number: 22047  
PARCELS 2 & 3, PARCELS 4  
5th & 6th AVE SE  
SALEM, OR

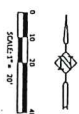
CDP SALEM -  
PHASE 2



Scott  
Edwards  
Architecture  
2025 E. 9th Ave., Suite 100  
Portland, OR 97214  
503.224.2626  
www.seaarch.com



- 1 BUILDING SANITARY SEWER CONNECTION LOCATION. SEE PLAN FOR DATA. REFER TO PLUMBING PLANS FOR CONNECTION.
- 2 INSTALL SANITARY CLEANOUT PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
- 3 INSTALL SANITARY MANHOLE PER DETAILS ON SHEET C601. SEE THIS SHEET FOR DATA.
- 4 CONNECT TO EXISTING SANITARY SEWER PER DETAIL ON SHEET C601. SEE PLAN FOR DATA.

[illegible][illegible]

**Scott  
Edwards  
Architectur**

2325 E. Burnside St.  
Portland, OR 97214

503 234-26  
se@scj.cc

CDP SALEM -  
PHASE 2

Job Number: 2204  
PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR

Community  
Developer  
Partners

**Hamper**  
**Houf Peters**  
**Righellis I**

|                   |          |
|-------------------|----------|
| SITTE PLAN REVIEW | 08.09.25 |
| ISSUE             | DA1      |
| Drawing:          |          |
| SANITARY SEWER PL |          |

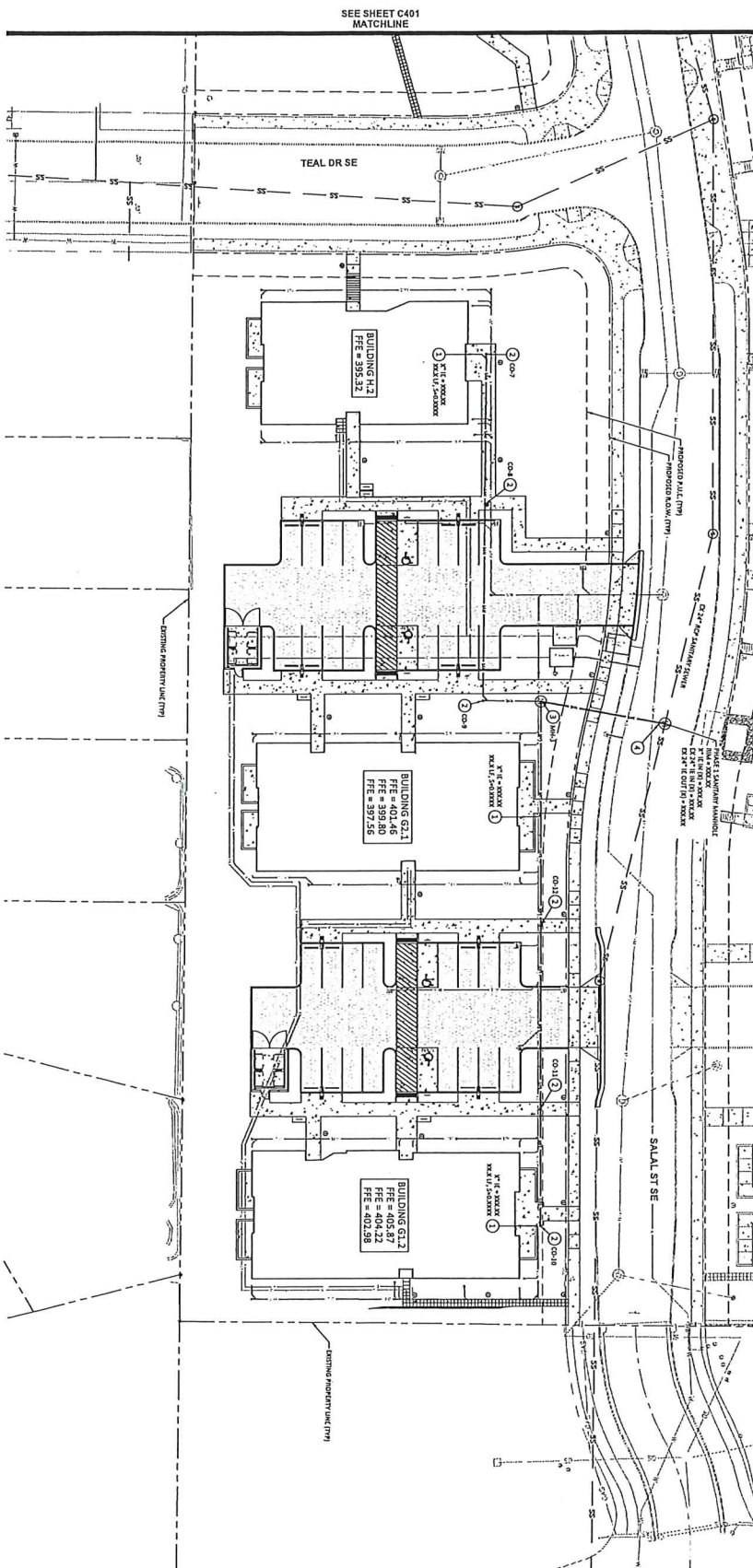
C401



- 1 BUILDING SANITARY SEWER CONNECTION LOCATION. SEE PLAN FOR DATA. REFER TO PLUMBING PLANS FOR CONNECTION.
- 2 INSTALL SANITARY CLEANOUT FOR DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
- 3 INSTALL SANITARY MANHOLE FOR DETAILS ON SHEET C601. SEE THIS SHEET FOR DATA.
- 4 CONNECT TO EXISTING SANITARY SEWER DETAIL ON SHEET C601. SEE PLAN FOR DATA.

### SANITARY SEWER DATA:

| CO-7                    | CO-9                    | CO-11                   |
|-------------------------|-------------------------|-------------------------|
| CLAMOUNT                | CLAMOUNT                | CLAMOUNT                |
| W' 11.00 FT (N) - XXXXX | W' 11.00 FT (N) - XXXXX | W' 11.00 FT (N) - XXXXX |
| W' 11.00 FT (S) - XXXXX | W' 11.00 FT (S) - XXXXX | W' 11.00 FT (S) - XXXXX |
| W' 11.00 FT (E) - XXXXX | W' 11.00 FT (E) - XXXXX | W' 11.00 FT (E) - XXXXX |
| W' 11.00 FT (W) - XXXXX | W' 11.00 FT (W) - XXXXX | W' 11.00 FT (W) - XXXXX |

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C402

|                     |            |
|---------------------|------------|
| SITE PLAN REVIEW    | 08.08.2017 |
| ISSUE               | DATE       |
| Drawing:            |            |
| SANITARY SEWER PLAN |            |

**Harper**  
**Houf Peter**  
**Righellis I**

Community  
Development  
Partners

Job Number: 22047  
PARCEL 3 & PARCEL 4  
BATTL CREEK SE  
SALEM, OR

CDP SALEM -  
PHASE 2

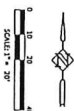
 **Scott  
Edwards  
Architectural**

2526 E Burnside St.  
Portland, OR 97214

503 726-36  
seelig.cc



1. INTERNAL WATER AND THE DOWT TRUNK HAVE BEEN SET ON SHEET 002.
2. INTERNAL DOMESTIC WATER SERVICE BUILDING CONNECTION, ACROSS TO PLUMBING PLAN FOR CONTINUATION.
3. PROPOSED NEW SERVICE BUILDING CONNECTION, ACROSS TO PLUMBING PLAN FOR CONTINUATION.
4. INTERNAL WATER MAINS VALVE PER CITY OF SHELBY REQUIREMENTS, SEE CITY OF SHELBY STANDARD PLAN NO. 305.
5. 90% OF SHEET 000 FOR DETAIL.
6. INTERNAL DOMESTIC WATER DOWT IN VALVE TRAP DETAIL ON SHEET 002.
7. INTERNAL FIRE SERVICE DOWT IN VALVE TRAP DETAIL ON SHEET 002.

[illegible]

 **Scott  
Edwards  
Architecture**

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503 226-3131  
se@ipa.com

C501

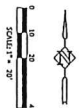
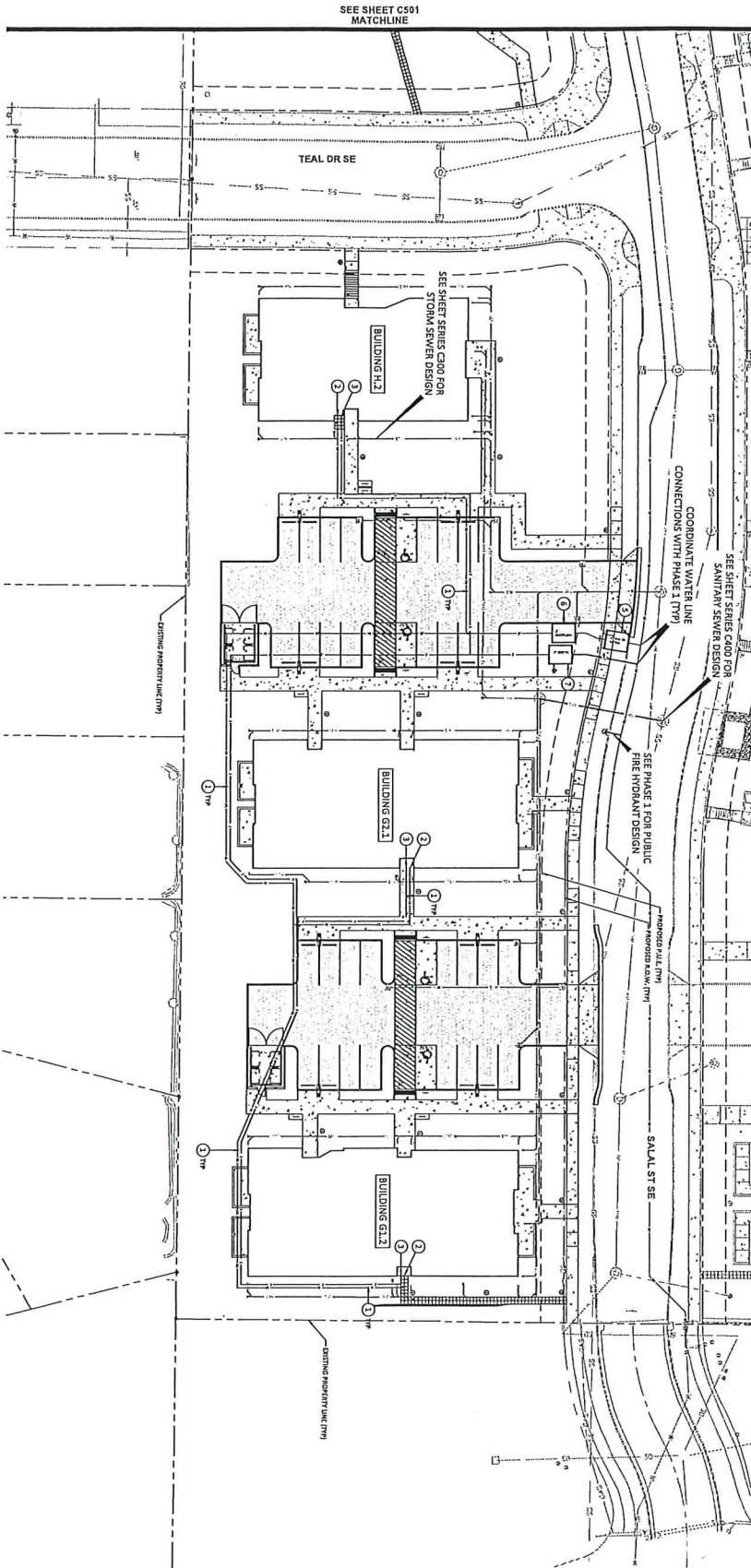


# CONSTRUCTION NOTES:

1. INSTALL WATER AND THE JOINT THROU THE DETAIL ON SHEET C501.
2. REPAIR/REPLACE WATER SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLAN FOR CONNECTION.
3. REPAIR/REPLACE THE SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLAN FOR CONNECTION.
4. AND SEE ON SHEET C501 FOR DETAIL.
5. INSTALL FIRE SERVICE SOAK IN WALL WITH THE DETAIL ON SHEET C501.

# GENERAL WATER NOTES:

1. ALL CONNECTIONS AND WATER LINE MATERIALS FOR PRIVATE USE SHALL MEET THE REQUIREMENTS OF THE NATIONAL PLUMBING CODE (N.P.C.) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.).
2. WATER MAINS ARE TO HAVE A MINIMUM COVER OF 36 INCHES OR AS REQUIRED BY PLUMBING CODE AND FIRE CODE.
3. ALL WATER LINES, SPUR LINES, RISERS, PIPES, & VENTS, INSPECTORS AND VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE AND FIRE CODE.
4. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE AND FIRE CODE.
5. THE CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE PLUMBING CODE AND FIRE CODE.
6. TRUCK WARE: IS SHOWN STAINED OR SOAK COVER IS INSTALLED HIGH ABOVE A WORKING REQUIREMENT. REFER TO THE PLUMBING CODE AND FIRE CODE FOR DETAILS.
7. CONNECTION TO METAL: ALL REQUIREMENTS AND STANDARDS ARE NECESSARY.



C502

SHEET NO: C502  
 SITE PLAN REVIEW: 08.08.12  
 ISSUE: DA1  
 DRAWING: WATER PLAN

Harper  
 Honf Peter  
 Rightell's I

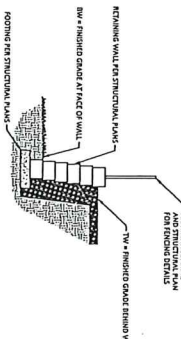
Community  
 Development  
 Partners

Job Number: 2284  
 PARCEL 1 & PARCEL 4  
 SALAL ST SE  
 SALEM, OR

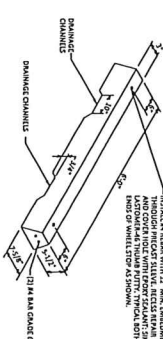
CDP SALEM -  
 PHASE 2



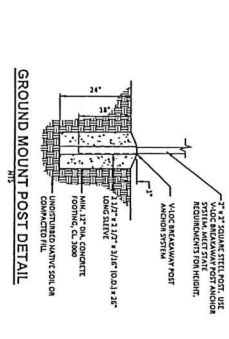
Scott  
 Edwards  
 Architect  
 2015 E. Burnside St.  
 Portland, OR 97214  
 503.234.3232  
 1999 cc



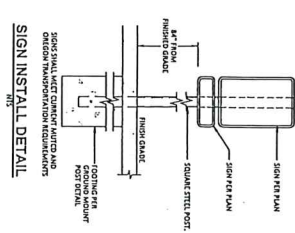
**TYPICAL RETAINING WALL GRADING DETAIL**



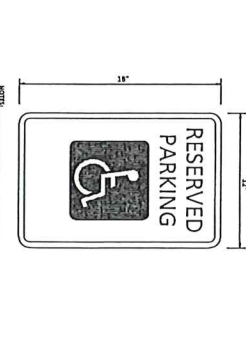
**PRECAST CONCRETE WHEEL STOP**



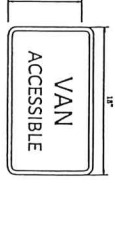
**GROUND MOUNT POST DETAIL**



**SIGN INSTALL DETAIL**



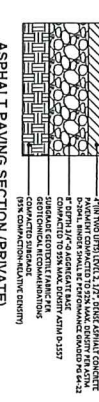
**STANDARD ACCESSIBLE PARKING SIGN DETAIL**



**VAN ACCESSIBLE PARKING SIGN DETAIL**



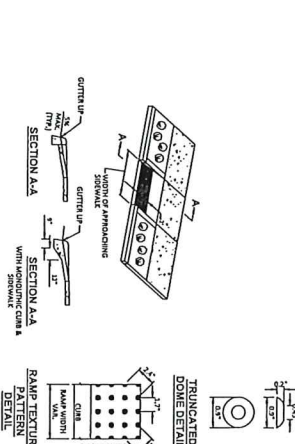
**CONCRETE PAVING SECTION (PRIVATE) VEHICLE AREAS**



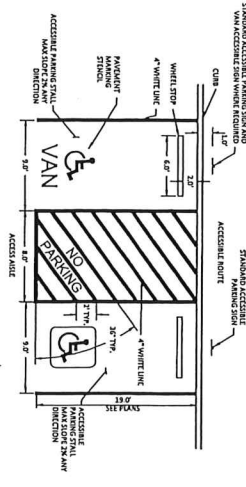
**ASPHALT PAVING SECTION (PRIVATE) CAR PARKING AREAS**



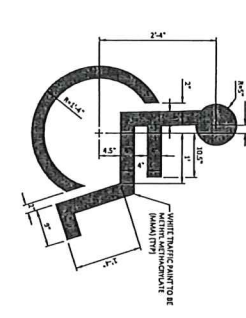
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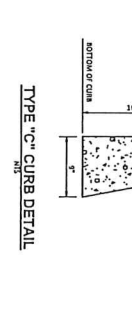
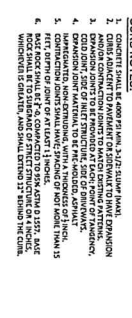
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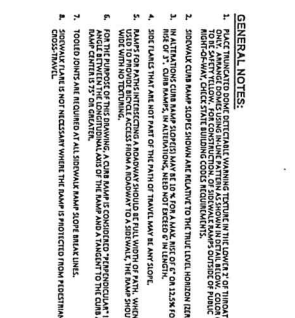
**STANDARD ACCESSIBLE PARKING SIGN DETAIL**



**ACCESSIBLE PARKING SYMBOL**

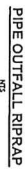
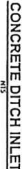
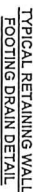
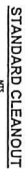
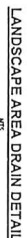
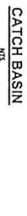
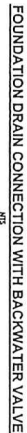


**TYPE 'C' CURB DETAIL**



**GENERAL NOTES**





| DATA TO BE COMPUTED BY<br>OCCUPATION EXPERTS |                                                                                    |
|----------------------------------------------|------------------------------------------------------------------------------------|
| A4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| B4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| C4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| D4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| E4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| F4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| G4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| H4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| I4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| J4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| K4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| L4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |
| M4                                           | Job's A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z |

[illegible][illegible]

**STANDARD PLAN**

**FLOW CONTROL, MANHOLE**

**CITY OF SALEM**

**DEPARTMENT OF PUBLIC WORKS**

**NO. 251A**

DESIGNED BY: **DAK**    DRAWN BY: **DAK**

CHECKED BY: **DAK**    DATE: **08/01/01**

**APPROVED:** *[Signature]* **DATE:** **08/01/01**

**FOR:** **PERMIT**

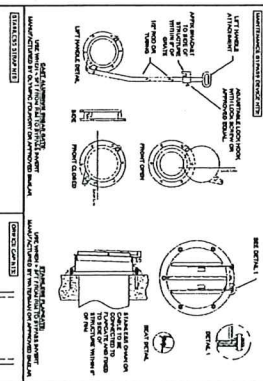
1. THESE CONDITIONS APPLY TO ALL PERMITS FOR FLOW CONTROL, MANHOLE, STANDARD PLAN, AS SHOWN HEREIN, AND ANY VARIATIONS, ADDITIONS, OR DELETIONS TO THE STANDARD PLAN SHALL BE APPROVED BY THE CITY ENGINEER.

2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER, THE CITY OF SALEM, AND THE STATE OF OREGON.

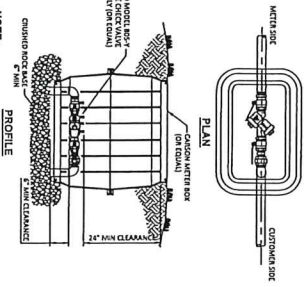
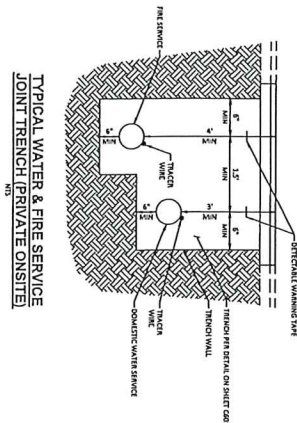
3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER, THE CITY OF SALEM, AND THE STATE OF OREGON.

4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER, THE CITY OF SALEM, AND THE STATE OF OREGON.

5. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER, THE CITY OF SALEM, AND THE STATE OF OREGON.

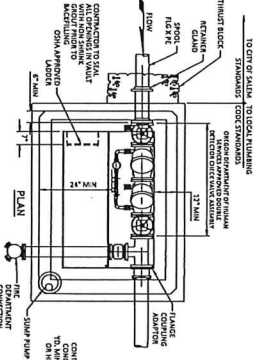


|                                                                                             |  |                                                                    |  |
|---------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------|--|
| CITY OF SALEM<br>DEPARTMENT OF PUBLIC WORKS                                                 |  | STANDARD PLAN<br>FLOW CONTROL COMPONENTS                           |  |
| 1. REPAIRING COMPONENT, REPLACING AND/OR STANDARD PLAN FOR<br>NUMBER OF STREETS TO BE USED. |  | 2. GENERAL NOTES<br>GENERAL NOTES<br>NUMBER OF STREETS TO BE USED. |  |
| APPROVED: <i>[Signature]</i> 06/02/21<br>CITY ENGINEER                                      |  | SHEET NO. 10<br>NO. 251E                                           |  |

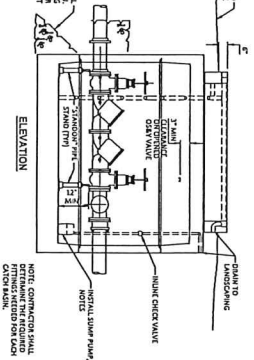


**1 1/2" 2" & 2 1/2" DOUBLE CHECK INSTALLATION**

**NOTE:**  
THE DOUBLE CHECK VALVE IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF TRENCH TO TOP OF DOUBLE CHECK VALVE SHALL BE 12" MIN. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.



| DOCU ASSEMBLY VAULT |                             |
|---------------------|-----------------------------|
| SIZE                | MINIMUM R.C. WALL THICKNESS |
| 4"                  | 12" MIN.                    |
| 6"                  | 12" MIN.                    |
| 8"                  | 12" MIN.                    |
| 10"                 | 12" MIN.                    |



1. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
2. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
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4. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
5. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
6. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
7. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
8. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
9. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
10. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
11. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.
12. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER. THE DOUBLE CHECK VALVE SHALL BE INSTALLED IN A TRENCH WITH A MINIMUM OF 12" MIN. COVER.

**Scott Edwards Architects**  
2305 E. Broadway St.  
Portland, OR 97214  
503.234.3436  
P&T/ML/C&T/7724  
10/20/05

**CDP SALEM - PHASE 2**

Job Number: 22045  
BATTLE CREEK SE  
SALEM, OR

**Community Partners**

D P C

**Harper Houff Peter Righelisi I**

3100 Commercial Ave. NW  
Seattle, WA 98107  
206.461.1111

**Civil Site Details**

DATE: 08.08.05  
DRAWN: DAN

**C602**





CDP SALEM -  
PHASE 2  
Job Number: 22047  
DATE: 12/15/2021  
SALEM, OR

Community  
Developer  
Partners

HAPER  
Hout Peter  
Ruppel & I  
2021 E. Duane St.  
Portland, OR 97214  
503.228.2100

SITE PLAN REVIEW 03.03.21  
ISSUE DAI  
Drawing:  
CIVIL PUBLIC DETAIL

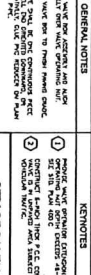
C603

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GENERAL NOTES</b></p> <p>1. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.</p> <p>2. SEE SPECIFICATIONS FOR FINISHES.</p> <p>3. SEE SPECIFICATIONS FOR ERECTION.</p> <p>4. SEE SPECIFICATIONS FOR PAINTS AND COATINGS.</p> <p>5. SEE SPECIFICATIONS FOR LIGHTING.</p> <p>6. SEE SPECIFICATIONS FOR FURNITURE.</p> <p>7. SEE SPECIFICATIONS FOR SIGNAGE.</p> <p>8. SEE SPECIFICATIONS FOR SECURITY.</p> <p>9. SEE SPECIFICATIONS FOR ACCESSIBILITY.</p> <p>10. SEE SPECIFICATIONS FOR SAFETY.</p> |  | <p><b>LEGEND</b></p> <p>1. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.</p> <p>2. SEE SPECIFICATIONS FOR FINISHES.</p> <p>3. SEE SPECIFICATIONS FOR ERECTION.</p> <p>4. SEE SPECIFICATIONS FOR PAINTS AND COATINGS.</p> <p>5. SEE SPECIFICATIONS FOR LIGHTING.</p> <p>6. SEE SPECIFICATIONS FOR FURNITURE.</p> <p>7. SEE SPECIFICATIONS FOR SIGNAGE.</p> <p>8. SEE SPECIFICATIONS FOR SECURITY.</p> <p>9. SEE SPECIFICATIONS FOR ACCESSIBILITY.</p> <p>10. SEE SPECIFICATIONS FOR SAFETY.</p> |
| <p><b>CITY OF SALEM</b><br/>DEPARTMENT OF PUBLIC WORKS<br/>STANDARD PLAN<br/>NO. 605</p>                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <p><b>CITY DETAIL MODIFIED BY HHPR</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                            |  |                                                                                          |
|--------------------------------------------|--|------------------------------------------------------------------------------------------|
| <p><b>CITY DETAIL MODIFIED BY HHPR</b></p> |  | <p><b>CITY OF SALEM</b><br/>DEPARTMENT OF PUBLIC WORKS<br/>STANDARD PLAN<br/>NO. 601</p> |
|--------------------------------------------|--|------------------------------------------------------------------------------------------|

|                                                                                          |  |                                            |
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| <p><b>CITY OF SALEM</b><br/>DEPARTMENT OF PUBLIC WORKS<br/>STANDARD PLAN<br/>NO. 107</p> |  | <p><b>CITY DETAIL MODIFIED BY HHPR</b></p> |
|------------------------------------------------------------------------------------------|--|--------------------------------------------|

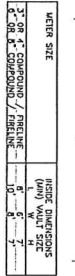
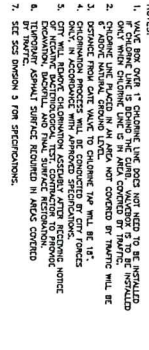
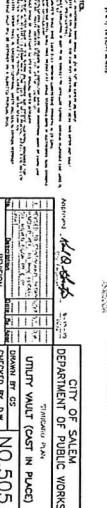
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| <p><b>CITY OF SALEM</b><br/>DEPARTMENT OF PUBLIC WORKS<br/>STANDARD PLAN<br/>NO. 101</p> |  | <p><b>CITY DETAIL MODIFIED BY HHPR</b></p> |
|------------------------------------------------------------------------------------------|--|--------------------------------------------|



|                                       |  |               |  |                      |  |
|---------------------------------------|--|---------------|--|----------------------|--|
| CITY OF SALEM<br>DEPARTMENT OF PUBLIC |  | STANDARD PLAN |  | WATER VALVE BOX ASSE |  |
|                                       |  |               |  | CHECKED BY DC# 2018  |  |
|                                       |  |               |  | DATE IN PRJ 2nd 2018 |  |
|                                       |  |               |  | NO. 4                |  |



|                                                                                         |                                                                                                                    |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| SHEET 1" WIDE x 1 1/2" HIGH<br>DATE: 10/1/18<br>BY: [Signature]<br>CHECKED: [Signature] | CITY OF SALEM<br>DEPARTMENT OF PUBLIC WORKS<br>STANDARD PLAN<br>WATER VALVE BOX<br>DRAWING NO. 400.E<br>DATE: 2018 |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|

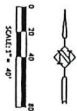
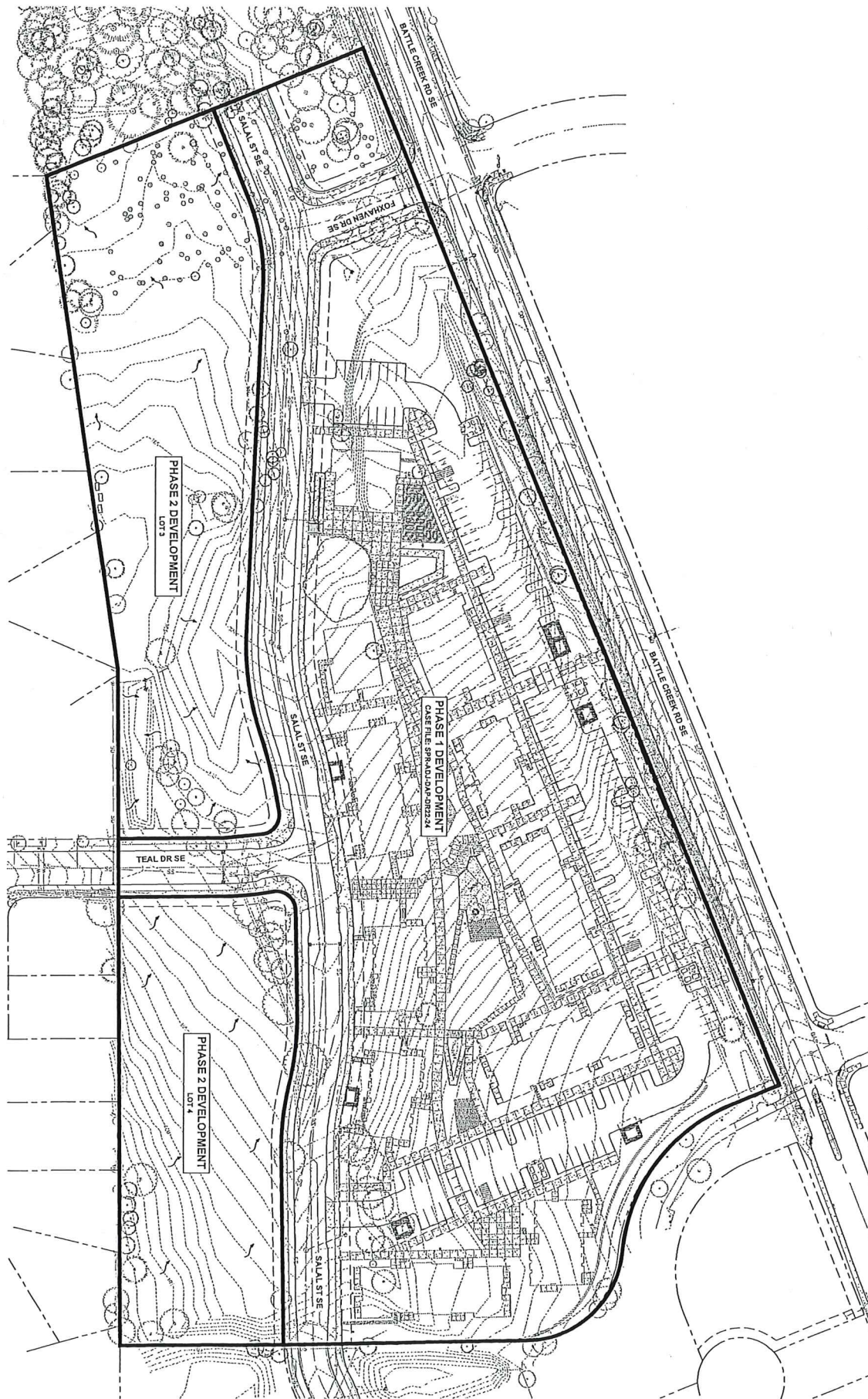
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|------------------|----------------|--------------------------------|
| APPROVED         | DATE           | CITY OF SALEM                  |
| <i>W. J. ...</i> | <i>June 11</i> | DEPARTMENT OF PUBLIC WORKS     |
|                  |                | STANDARD PLAN                  |
|                  |                | MAN LINE CHLORINATION ASSEMBLY |
|                  |                | DRAWING BY D. F.               |
|                  |                | NO. 41                         |









Sheet No:

EC100

SITE PLAN REVIEW 08.02.2021  
ISSUE: DAI  
Drawing:  
ESCP - EXISTING  
CONDITIONS

Harper  
Hout Peter  
Rignell's I  
N. 101st Ave., Suite 100, Portland, OR 97224  
Phone: (503) 253-1111 Fax: (503) 253-1112  
www.harperhouthout.com

Community  
Development  
Partners

Job Number: 22541  
PARCELS 3 & PARCELS 4  
SALEM, OR

CDP SALEM -  
PHASE 2



Scott  
Edwards  
Architect  
3035 E. Burnside St.  
Portland, OR 97214  
(503) 253-1111

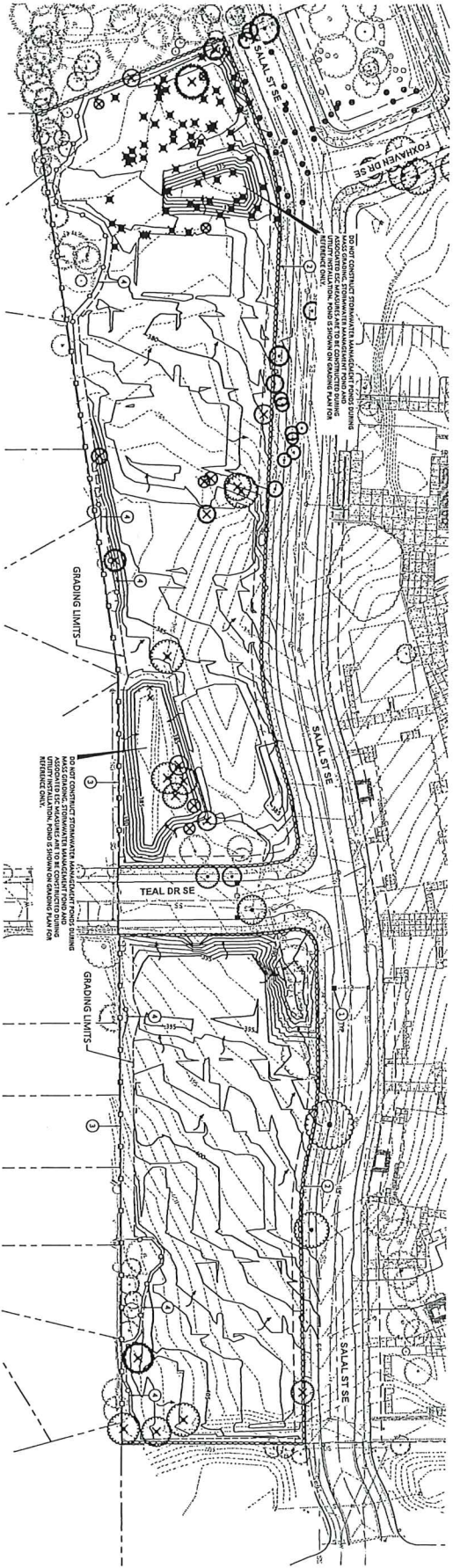


- CONSTRUCTION NOTES:**
1. VERIFY ALL SLOPE AND PROTECTION REQUIREMENTS ON SHEET 100A.
  2. VERIFY ALL SLOPE AND PROTECTION REQUIREMENTS ON SHEET 100B.
  3. VERIFY ALL SLOPE AND PROTECTION REQUIREMENTS ON SHEET 100C.
  4. VERIFY ALL SLOPE AND PROTECTION REQUIREMENTS ON SHEET 100D.

- GENERAL EROSION CONTROL NOTES:**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND POST CONSTRUCTION PERIOD.
  2. SITE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND POST CONSTRUCTION PERIOD.
  3. ALL PROPOSED SLOPE GRADING SHALL CONFORM TO THE U.S. REQUIREMENTS FOR EROSION AND SEDIMENTATION.

**EROSION CONTROL LEGEND:**

- EXISTING EROSION CONTROL MEASURES / JOINTS
- PROPOSED EROSION CONTROL MEASURES
- PROPOSED EROSION CONTROL JOINTS
- WHITELINE
- THREE EROSION CONTROL FENCE
- CONSTRUCTION FENCE
- WATER PROTECTION (SEE SHEET 100A)
- FLOW ARROW
- UTILITY STRUCTURE TO BE REMOVED
- NOTE TO BE REMOVED
- X



Scott  
Edwards  
Architects  
Portland, OR 97214

2025 E. Burnside St.  
Portland, OR 97214

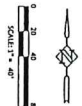
Job Number: 22045  
PARCEL 1 & PARCEL 4  
SALEM, OR 97331

Community  
Development  
Partners

Harper  
Hoult Peter  
Ripplis II

SITE PLAN REVIEW 08.08.21  
ISSUE  
DRAWING  
ESDP - DEMOLITION,  
CLEARING, GRADING,  
EXCAVATING AND LA  
DEVELOPMENT

Sheet No:  
EC101

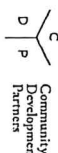






1. BAP'S SHOULD ADE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE NEEDED DURING CONSTRUCTION AS FIELD CONDITIONS VARY IN ACCORDANCE WITH CITY AND DRP PERMIT REQUIREMENTS.
2. SITE RUN-OFF DRAINS TO PHASE 1 SEDIMENTATION POND.
3. ALL PROPOSED SLOPE GRADING SHALL CONFORM TO THE I.A.C. REQUIREMENTS FOR EROSION AND DRAINAGE

DURING GROWING CONTROL MAJOR / MINOR  
 FRESH GROWING CONTROL MAJOR  
 FRESH GROWING CONTROL MINOR  
 WATERS  
 TREAT PROTECTION / INDE  
 CONSTRUCTION FENCE  
 INLET PROTECTION (LX 540)  
 INLET PROTECTION (SPRINKLER 44)  
 LOW FLOW



Job Number: 2204  
PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR

CDP SALEM -  
PHASE 2

 **Scott  
Edwards  
Architecture**

2525 E Burnside St.  
Portland, OR 97214

503 226-2000  
seallp.c.c

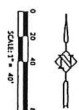
**Harper**  
**Houf Peters**  
**Righellis LLP**

530 Center Street NW, Suite 200, Salem, VA 24153  
Phone: 303.365.1131 [www.hjpr.com](http://www.hjpr.com) Fax: 303.365.1132

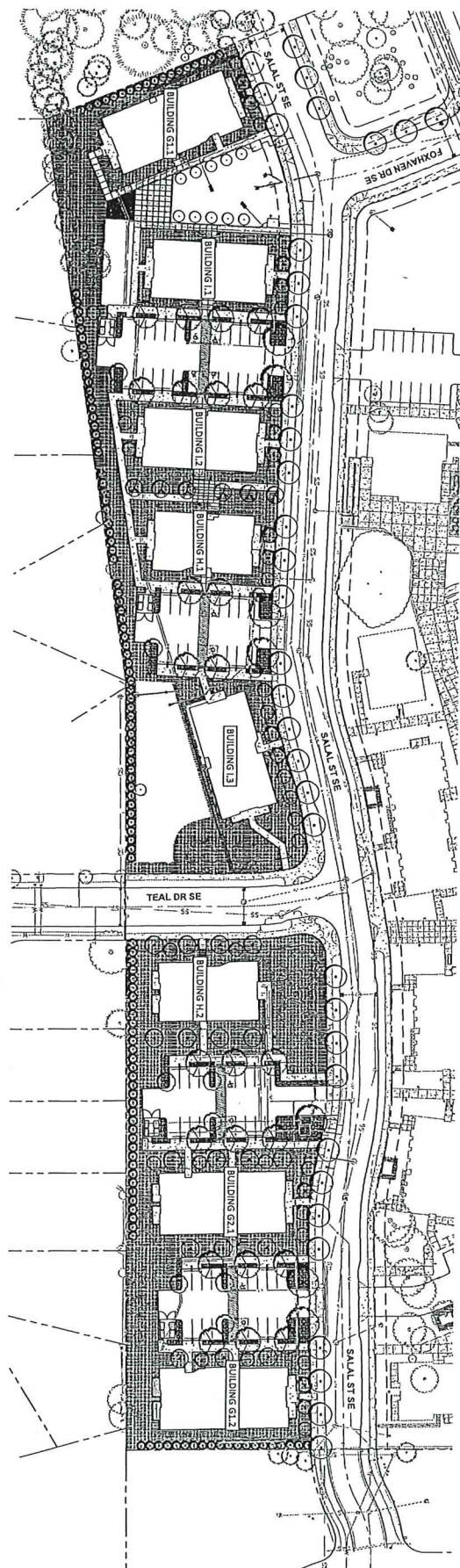
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|------------------------------|------------|
| SITE PLAN REVIEW             | 05.03.2017 |
| ISSUE                        | DAY        |
| Drawing:                     |            |
| ESCP - VERTICAL CONSTRUCTION |            |

Sheet No.:

EC103



GENERAL EROSION CONTROL NOTES:  
1. FINAL STABILIZATION - ALL DISTURBED SOIL AREAS NOT SHOWN ON LANDSCAPE PLAN SHALL BE SEEDED WITH  
SODIUM MONOCEDICED AND 0.5 LB 100 LBS PER ACRE.



**Scott Edwards Architecture**  
2035 E. Williams St.  
Portland, OR 97214  
503.234.3400  
scott@scottedwards.com

**REGISTERED PROFESSIONAL ARCHITECT**  
No. 10000  
Exp. 12/31/2018

**GCP SALEM - PHASE 2**

Job Number: 22341  
Parcel 3.1 Parcel 4  
Battle Creek SE  
Salem, OR

**Community Development Partners**  
CDP

**Harper Hoult Peter Rignellis I**  
2015 NW 10th Ave, Suite 200  
Portland, OR 97209  
503.234.3400

SITE PLAN REVIEW: 08.04.21  
ISSUE: DAI  
Drawing:  
ESCP - FINAL  
LANDSCAPING AND  
SITE STABILIZATION

Sheet No.: **EC104**

0 20 40  
SCALE: 1" = 40'



